

SNAPSHOT of HOME Program Performance--As of 03/31/09
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Tennessee**

PJ's Total HOME Allocation Received: **\$253,656,001**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
Program Progress:			
% of Funds Committed	91.53 %	91.46 %	31
% of Funds Disbursed	88.7 %	84.73 %	18
Leveraging Ratio for Rental Activities	1.22	4.05	47
% of Completed Rental Disbursements to All Rental Commitments**	98.99 %	93.68 %	12
% of Completed CHDO Disbursements to All CHDO Reservations**	83.97 %	79.51 %	27
Low-Income Benefit:			
% of 0-50% AMI Renters to All Renters	83.86 %	80.07 %	24
% of 0-30% AMI Renters to All Renters**	51.07 %	37.19 %	12
Lease-Up:			
% of Occupied Rental Units to All Completed Rental Units**	99.42 %	98.83 %	32
Overall Ranking:			31 / 51 PJs
HOME Cost Per Unit and Number of Completed Units:			
Rental Unit	\$29,009	\$27,343	1,549 Units 23 %
Homebuyer Unit	\$17,190	\$13,005	843 Units 12.5 %
Homeowner-Rehab Unit	\$32,892	\$20,123	4,334 Units 64.4 %
TBRA Unit	\$0	\$3,018	0 Units 0 %

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tennessee TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$59,690	\$98,526	\$34,863
State:*	\$41,657	\$69,689	\$32,093
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	73.5	71.8	76.4	0.0
Black/African American:	24.8	23.4	23.2	0.0
Asian:	0.0	0.8	0.0	0.0
American Indian/Alaska Native:	0.3	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.2	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.1	0.0

ETHNICITY:

Hispanic	1.3	3.2	0.2	0.0
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HOUSEHOLD SIZE:

1 Person:	51.6	33.3	43.9	0.0
2 Persons:	16.6	26.1	26.2	0.0
3 Persons:	17.0	21.4	13.4	0.0
4 Persons:	9.7	11.9	9.0	0.0
5 Persons:	4.0	4.6	4.3	0.0
6 Persons:	0.8	1.9	1.9	0.0
7 Persons:	0.1	0.6	0.9	0.0
8 or more Persons:	0.1	0.2	0.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.4	35.6	14.4	0.0
Elderly:	23.6	5.7	54.3	0.0
Related/Single Parent:	22.5	27.8	12.4	0.0
Related/Two Parent:	11.2	21.2	12.9	0.0
Other:	6.2	9.7	6.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.9	0.7 [#]
HOME TBRA:	0.3	
Other:	22.1	
No Assistance:	60.6	

of Section 504 Compliant Units / Completed Units Since 2001 164

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tennessee State: TN

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 31

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 91.68%	98.99	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 74.00%	83.97	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.30%	99.42	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.730	1.76	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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